

T-555

c. 1870

Town Hall Mall

St. Michaels

private

The Town Hall Mall is a pivotal structure in the downtown streetscape of St. Michaels. Not only is it one of the largest buildings in the center of town, but it is distinguished architecturally. Its bold gable front elevation is decorated with large fluted brackets. In addition, unlike many of the neighboring storefronts, the mall building retains an intact first floor elevation that apparently dates from the turn of the century. Large glass display windows flank recessed entrances. The first floor pressed tin ceiling is another important period feature, and the late nineteenth century oak balustrade survives on the second floor. The beaded board second floor stage is the only one in St. Michaels.

Although this site was evidently improved early in the nineteenth century, this two-story frame building with single-story wings was not erected until the early 1870s when the Masonic Order leased the property. The certificate of incorporation states, "to erect a building to contain a Masonic Lodge Room and a Town Hall to be used as a place of Public Meeting and such other purposes as the Board of Managers may direct."

456

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. T-555

Magi No. 2105555511

DOE ☐ yes ☒ no

1. Name (indicate preferred name)

historic

and/or common Town Hall Mall

2. Location

street & number West Side of Talbot Street ☐ not for publication

city, town St. Michaels ☐ vicinity of congressional district First

state Maryland county Talbot

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name James C. Latham Trustee & R. James Latham

street & number R.D. 4 Box 233 telephone no.:

city, town Easton state and zip code MD 21601

5. Location of Legal Description

courthouse, registry of deeds, etc. Talbot Clerk of Court liber

street & number Talbot County Courthouse folio

city, town Easton state MD

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

7. Description

Survey No. T-555

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Town Hall Mall description

The Town Hall Mall is located in the center of the St. Michaels business district on the west side of Talbot Street. The two-story, gable front frame commercial building faces east with the gable oriented on an east/west axis.

The c. 1875 two-story, three-bay by five-bay frame block is flanked on the north and south sides by single story shed additions hidden behind parapet roofs. The commercial block is supported by a minimal brick foundation, and it is covered by medium pitched seamed tin roof.

The east (principal) facade of the main block is distinguished on the first floor by large glass display windows and a recessed center entrance. The large display windows rest on vented brick knee walls and are topped on by two rows of small paned windows. The center door is surmounted by a multi-pane transom as well as the double band of small lights. Covering the entire storefront is a pent roof sheathed with corrugated tiles. A layer of novelty siding covers the second floor wall surface which is marked by three four over four sash windows. Louvered shutters have been added to each front window. The gable front roof is decorated with large fluted brackets. The weatherboarded wall surface within the pediment is undistinguished. Each flanking parapet roof is topped by a bold cornice with a row of modillions. The pent eave that stretches across the main building continues across the realty office on the north side. The south shed section belongs to the adjacent pharmacy, and it is partially covered by the wide eave that was built across the front of the pharmacy.

The north and south sides of the mall building are covered on the first floor by the shed additions. The second floor is divided into five bays with each bay marked by a four over four sash window. The novelty siding on the north side is covered with asphalt tile.

The Town Hall Mall description

Page 2

The first floor space has been partitioned into a series of small shops that open from a center passage. The most significant first floor feature is the pressed tin ceiling. An enclosed stair with a separate exterior entrance is located along the north wall. Although enclosed, the stair has a square newel post, and on the second floor, a turned oak balustrade. The undivided second floor has a large stage in the west end. The stage front and interior is covered with narrow beaded boards.

8. Significance

Survey No. Φ T-555

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Town Hall Mall is a pivotal structure in the downtown streetscape of St. Michaels. Not only is it one of the largest buildings in the center of the town, but it is one of the most distinguished architecturally. Its bold gable front elevation is decorated with large fluted brackets. In addition, unlike many of the neighboring storefronts, the mall building retains an intact first floor elevation that apparently dates from the turn of the century. Large glass display windows flank recessed entrances. The first floor pressed tin ceiling is another important period feature, while the late nineteenth century oak balustrade survives on the second floor. The beaded board second floor stage is the only one in St. Michaels.

Survey No. T-555

PS-2746

TOWN HALL MALL

Year: 1981 Vol: 556 Page: 429
From: James C Latham Price:
To: James C Latham, et al trustee
Notes: See copy of deed for previous conveyances.

Year: 1981 Vol: 554 Page: 413
From: Elsie W Huntman & Frank E Mason, Jr personal reps Price: \$133
To: James C Latham and R James Latham
Notes: See copy of deed attached for reason for this deed and for previous conveyances.

THE CHAIN OF TITLE WHICH FOLLOWS TRACES ONLY THE HOLDERS OF THE LEASE
AND OMITTS THOSE OF THE REVERSIONARY INTEREST.

Year: 1979 Vol: 535 Page: 698
From: The Latham Company Price: \$72,500
To: James C and R James Latham
Notes: See description on 1981, 554/413.

Assigned to The Latham Co. by Edward H Higgins, 1977, 514

Year: 1977 Vol: 514 Page: 415
From: Edward H and Barbara V Higgins Price: \$5
To: The Latham Company
Notes: Same as above.

Conveyed to Edward H Higgins by Melvin Lebowitz, 1974, 489/678.

Year: 1974 Vol: 489 Page: 678
From: Melvin and Marjorie M Lebowitz Price: \$5
To: Edward H and Barbara V Higgins
Notes: Copy of deed attached. See for previous conveyances.

1961, 372/399, Dennis to Lebowitz is the back half of the property
to Fremont Street and does not concern the building.

TOWN HALL MALLPAGE TWO

Year: 1962 Vol: 375 Page: 526
From: Harry and Anne Lebowitz and Herbert Lockwood Price:
To: Melvin and Marjory Lebowitz
Notes: A 2/3 interest in two parcels of which Parcel 2 is Town Hall.

Begins at stone in ditch on Talbot Street; run with West side of Talbot Street, north 45'4" to former Bertha L Davis (Parcel 1); west with Davis 97'; south 45'4" to former L Vernon Johnson; east 97' to Talbot Street and the beginning.

Annual rent \$4.50 in accordance with original lease, 1843, 58/19, Samuel A Harrison to James E Denny.

Conveyed to Lebowitz by Town Hall Company of St. Michaels, 1920, 185/32.

There is an 8' right-of-way on west end of property out to Fremont Street

Year: 1920 Vol: 185 Page: 32
From: Town Hall Company of St. Michaels Price: \$3500
To: Michael and Sophia Lebowitz
Notes: Leasehold. Same as 1962, 375/526. This deed adds the 8 foot right-of-way to Fremont Street and excepts a 3' wide strip for widening Talbot Street.

Conveyed to Town Hall Company of St. Michaels by Samuel A Harper, extr. and others 1908, 153/105.

Year: 1908 Vol: 153 Page: 105
From: Samuel A Harper, Extr. & others Price: \$1500
To: The Town Hall Company of St. Michaels, Maryland
Notes: See attached deed.

Conveyed to John C Harper by Masonic Hall Company of Talbot County

1872, 78/388.

TOWN HALL MALLPAGE THREE

Year: 1872 Vol: 78 Page: 388

From: The Masonic Hall Company of Talbot County Price: \$1950

To: John C Harper

Notes: The Masonic lodge organized in 1870 and leased the property that year. In 1872 the property was authorized to be sold.

The Certificate of Incorporation states: "To erect a building to contain a Masonic Lodge Room and a Town Hall to be used as a place of Public Meeting and such other purposes as the Board of Managers may direct". Liber LB#9 p.5 Corporation Record of Talbot County. 4 April 1970. Board Members were: John C Harper, Edward Harrison, John T Ford, James Benson, Hatch Turner, H Clay Dodson, S Bruff Edgar, George E Haddaway, Oliver P Sparks, and William H Bruff.

Year: 1870 Vol: 76 Page: 447

From: James Benson, Extr. of estate of Richard Day Price: \$415

To: Masonic Company of Talbot County

Notes: The lot is 59' x 100'.

Conveyed to Richard Day by Valliant & Benson, 1856, 67/168

Year: 1856 Vol: 67 Page: 168

From: James Valliant and James Benson Price: \$400

To: Richard Day

Notes: lot 59' x 100'

Conveyed to Valliant and Benson by James Willson, 1853, 65/98.

Year: 1853 Vol: 65 Page: 98

From: James Willson Price: \$325

To: James Valliant and James Benson

Notes: Lot 59 x 100.

Conveyed to James Willson by James M Seth, 1852, 64/194.

The Sanborn Fire Insurance Maps have the following: (presumably includes the two small "wings")

<u>1891</u>	<u>1896</u>	<u>1901</u>	<u>1907</u>	<u>1912</u>	<u>1927</u>
PrintingOffice	Lodge	PO	PO	Hall	Bowling Alley
vacant - Lodge Room	vacant	Sewing Machines	Sewing Machines	Movie	
Candy	Barber	Barber	Barber		
		Variety			

The "PO" may be Post Office or it might be the "Printing-Office" which is spelled out. I'll vote for Post Office. Some are hard to read.

T-555

TOWN HALL MALL

PAGE FOUR

Year: 1852 Vol: 64 Page: 194
From: James M Seth Price: \$400
To: James Willson
Notes: 59 x 100

Conveyed to Seth by James E Denny, 1846, 60/16

Year: 1846 Vol: 60 Page: 16
From: James E Denny Price: \$190
To: James M Seth
Notes: 59 x 100

Deed does not mention a building.

Conveyed to Denny by Samuel A Harrison, 1843, 58/19.

Year: 1843 Vol: 58 Page: 19
From: Samuel A Harrison Price: lease
To: James E Denny
Notes: See attached deed.

This was Lot Number 4 in Canton Row (or Canton Field) and was one of the first lots leased.

17 January 1986

Called the Canton row, and Beginning, at a Stone set in the ground, near the ditch on Talbot Street, - being a boundary between said Townsends Lot & the Lot leased to James E. Denny & running with said Talbot Street to another Stone fifty nine feet, then running back one hundred feet to another Stone set in the ground & from thence, the back line of said Lot, fifty nine feet to another Stone & from thence to the beginning, one hundred feet, be the quantity of grounds what it may more or less, which said Lot is called lot number five, and is opposite to Carpenter's Alley, with all and singular the rights members and appurtenances, to have and to hold the said Lot or parcel of grounds & premises, above described - with the appurtenances to the said William Townsends his executors, administrators and assigns for during, and untill the full end and Term of ninety nine years, then next ensuing and so fully to be complete and yielding and paying therefore yearly during the said Term unto the said Samuel A. Harrison his heirs or assigns the yearly rent of his dollars Current Money to be paid unto the said Samuel A. Harrison or his heirs or assigns, on or before the first day of January in each and every year, free and clear of all deductions, for taxes on assignments of every kind & nature whatsoever, said lands changed or altered or which shall hereafter be leased changed or altered on the said Demises premises or the rents issuing therefrom. And also at all time or times hereafter during the Continuance of this present Demises, at the request, and at the Costs & Charges of the said William Townsends his executors administrators & assigns and on their paying or tendering in payment the sum of one dollar lawful Money as a fine therefore to the said Samuel A. Harrison his heirs or assigns - The said, Samuel A. Harrison his heirs or assigns, shall and will make & execute to the said William Townsends his executors administrators or assigns or to such of them as shall be thence entitled In and to the lease of the above described premises, for other ninety nine years, to Commence & take effect at the end of the term for which the same is above demised, subject to the same Rents and under the like Covenants Clauses and agreements as are herein before mentioned so that this present lease may be renewed & renewable forever. So Have and to Hold the said herein described premises with the appurtenances therunto belonging unto the said William Townsends his heirs & assigns to the only proper use of the said William Townsends his heirs & assigns forever, In testimony whereof the said Samuel A. Harrison hath hereunto set his hand & Seal on the day and year first above Written.

Signed Sealed and delivered

Saml. A. Harrison (Seal)

in presence of, James Harrison Thos. Graham Jr

State of Maryland, Talbot County to wit, Be it remembered & it is hereby Certified that on this eighteenth day of December in the year of our Lords one thousand eight hundred & forty three before the subscribers two Justices of the peace of the State of Maryland in & for Talbot County personally appeared Samuel A. Harrison he being known to us to be the person who is named & described as and professing to be a party to the foregoing lease, Indenture or Instrument of writing & doth acknowledge the same to be his act & deed. In testimony whereof we the subscribers have hereunto subscribed our names on the & year aforesaid -

James Harrison, Thos. Graham Jr

Samuel A. Harrison } Be it remembered that on the nineteenth day of December in the year of our
 to 10 } Lord one thousand eight hundred and forty three, the following deed of
 James E. Denny } Lease for ninety nine years, a Instrument of Writing was received to
 be recorded and was accordingly enrolled as follows to wit: This Indenture Made this
 eighteenth day of December in the year of our Lord One thousand eight hundred & forty three -

between Samuel A. Harrison of Talbot County in the State of Maryland of the one part and James E. Denny
-my Carpenter of the Town of St. Michaels in the State of Maryland of the Other part, Witnesseth, that the
Said Samuel A. Harrison for Ande in Consideration of the yearly rent And Covenants, hereinafter
rescribed & Contained on the part & behalf of the Said James E. Denny, his executors administrators and
assigns to be paid reserved & performed, hath Demised, granted And to farm Letten, and by these presents doth
demise grant And to farm Let, unto the Said James E. Denny, his heirs executors, administrators & assigns all
that Lot or parcel of ground & premises, Situate adjoining the Town of St. Michaels, and also adjoining
a lot under lease to Wm. Townsends, on Canton fields otherwise called the Canton row, on the West side
of Talbot Street; & Called Lot Number four, Beginning for said Lot at a Stone set in the ground near the
side of the ditch, on Talbot street and running with said street fifty nine feet, to another Stone the
same being a boundary Stone of William Townsends Lot, and then running back with said Townsends
Lot, and then running back with said Townsends Lot one hundred feet & from thence to another Stone
fifty nine feet, & from said Stone, one hundred feet to another Stone, the beginning better some more or less;
with all and singular its rights members and appurtenances to have and to hold the said Lot
or parcel of grounds & premises, above described, with the appurtenances to the said James
E. Denny his executors, administrators & assigns for during and untill the full end and term
of ninety nine years, next ensuing And fully to be Completed and ended, yielding & paying
therefore during the said term unto the Said Samuel A. Harrison his heirs or assigns the yearly rents
of six dollars Current Money to be paid to the Said Samuel A. Harrison his heirs or assigns on or
before the first day of January in each & every year, free & Clear of all deductions for taxes or assigns
rents of any kind & nature whatsoever Changed or imposed on the above described premises, or
which shall hereafter be Changed or levied on the said premises on the rent issuing therefrom, And
also that all time or times hereafter during the Continuance of this present Demise at the
request And at the Costs & Charges of the Said James E. Denny, his executors administrators or
assigns and, on their paying or tendering in payment the Sum of One dollar Lawful Money as
a fine therefor, to the Said Samuel A. Harrison his heirs or assigns, The Said Samuel A. Har-
rison his heirs or assigns, The Said Samuel A. Harrison his heirs or assigns shall & will make and
execute to the same James E. Denny his executors administrators or to such of them as shall be
thereunto entitled a new lease of the above Demised premises for other ninety nine years to Com-
mence and take effect at the end of the term for which the same is above Demised subject to
the same rents and under the like Covenants, Clauses & agreements as are hereinafter men-
tioned, so that this present Demise may be renewed and renewed forever. And also that
the Said James E. Denny his executors administrators or assigns shall and will before the expiration of
two years from the date of these presents, at his own proper Costs and Charges But & Completed in a
workman like manner one or more good & substantial houses, one tenement, upon some part
of the ground hereby demised And shall lay out and expend thereon, the Sum of two hundreds
dollars or more and also that he the Said James E. Denny, his executors, administrators or assigns
shall and will from time to time & at all times, from and after the said Tenements Dwellings and
Buildings, on the piece of ground hereby demised are finished & Completed, during the remainder
of the said term hereby granted, when, where & as often as occasion shall be, and required suf-
ficiently repair & keep up the tenements or Buildings aforesaid at his own proper Costs and
Charges, during the Continuance of the said lease, To Have and to hold the

Exhibit and deliver to the within order Number 101313

Sum of \$100 to Wm. Townsends 93 and John Denny Decm. 10 1844

Said James E. Denny assigns on good in p State this is the bu - conal & deat acknow where
Van
+
Jana
recor
righte
ee.
the
James
raser
admin
letter
Denny
=char
=liam
=let
=put to
a the
hunn
And
the d
denn
Comp
of 192
1.
+ ne
abon
denn

7-23-81

Easton, Md. 21601

108 N. Washington St.

and mailed to Thomas J. Keating, IV, Esq.

Time 3:15 PM

JUN 30-81 * 25240 *****17.00

JUN 30-81 B 25240 *****17.00

TITLE

THIS DEED, made this 30th day of June, 1981,
by JAMES C. LATHAM, as Grantor

NOT

WITNESSETH, that for No Consideration, the said JAMES C. LATHAM, Grantor as aforesaid, does hereby grant and convey unto JAMES C. LATHAM, TRUSTEE, under a certain Trust Agreement dated the 30th day of June, 1981 (by and between James C. Latham as Settlor and James C. Latham as Trustee), his successors and assigns, in trust, all of the right, title and interest of the said Grantor in and to the following-described real property, to wit:

EXAMINED

FIRST: ALL that lot or parcel of ground situate, lying and being on the waters of "Gates Cove", a branch of Peachblossom Creek, in Easton District, Talbot County, Maryland, being Lot No. 1 on a map entitled "Gates Cove Lots surveyed for Camden Point Farm, Inc.", recorded among the Plat Records of Talbot County, Maryland, in Liber J.T.B. No. 16, at folio 99, the same being more fully described in the Deed next hereinbelow mentioned, to which said Deed, and any other Deeds, Plats or other Instruments described, mentioned or adverted to therein, reference is hereby made for a more full, complete and particular description thereof.

TOGETHER WITH AND SUBJECT TO the easements, restrictions, conditions, and reservations recited in said Deed.

BEING, or intended to be, all of the same property which was conveyed to the said Grantor by Deed from Ernest M. Thompson, et ux, dated October 20, 1964, and recorded among the Land Records of Talbot County, in Liber J.T.B. No. 397, at folio 680.

SECOND: ALL that lot or parcel of land known as Lot No. 1, Hillcrest Subdivision, situate, lying and being on the East side of Maryland Highway No. 662, in the First Election District, Talbot County, Maryland, the same being more fully described in the Deed next hereinbelow mentioned, to which said Deed, and any other Deeds, Plats or other Instruments described, mentioned or adverted to therein, reference is hereby made for a more full, complete and particular description thereof.

BEING, or intended to be, all of the same property which was conveyed to the said Grantor by Deed from The Latham Company and Maryland National Bank, dated September

other Deeds, Plats or other Instruments described, mentioned or adverted to therein, reference is hereby made for a more full, complete and particular description thereof.

BEING, or intended to be, all of the same property which was conveyed to the said Grantor by Deed from Noble Investments, Inc., dated July 20, 1979, and recorded among the Land Records of Talbot County, in Liber J.T.B. No. 535, at folio 642.

EIGHTH: ALL that lot or parcel of land situate, lying and being on the West side of Talbot Street in the Town of St. Michaels, Talbot County, Maryland, the same being more fully described in the Deeds next hereinbelow mentioned, to which said Deeds, and any other Deeds, Plats or other Instruments described, mentioned or adverted to therein, reference is hereby made for a more full, complete and particular description thereof.

BEING, or intended to be, all of the same property the leasehold interest in which was conveyed to the said Grantor and R. James Latham, as tenants in common, by Deed from The Latham Company, dated July 24, 1979, and recorded among the Land Records of Talbot County, in Liber J.T.B. No. 535, at folio 698, and the fee simple interest in which was conveyed to the said Grantor and R. James Latham, as tenants in common, by Deed from Elsie W. Huntman, et al, dated March 24, 1981, and recorded among the Land Records of Talbot County, Maryland, in Liber J.T.B. No. 554, at folio 413.

NINTH: ALL that lot or parcel of land situate, lying and being on the West side of Talbot Street in the Town of St. Michaels, Talbot County, Maryland, the same being more fully described in the Deed next hereinbelow mentioned, to which said Deed, and any other Deeds, Plats or other Instruments described, mentioned or adverted to therein, reference is hereby made for a more full, complete and particular description thereof.

BEING, or intended to be, all of the same property which was conveyed to the said Grantor and Josephine P. Latham, as tenants in common, by Deed from Thomas Hunter Lowe, et ux, dated August 29, 1980, and recorded among the Land Records of Talbot County, in Liber J.T.B. No. 548, at folio 265.

Time 3:10 PM.

APR 14-81 * 21480 *****17.32
 APR 14-81 A 21480 *****67
 APR 14-81 A 21479 *****1.65
 APR 14-81 A 21478 *****15.00

THIS DEED, made this ^{24th} day of *March*, 1981, by ELSIE W. HUNTEMAN and FRANK E. MASON, JR., Personal Representatives of the Estate of Emily L. Stants and ELSIE W. HUNTEMAN, individually,

WITNESSETH that in consideration of the sum of ONE HUNDRED THIRTY-THREE DOLLARS (\$133.00) -----, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Elsie W. Huntman and Frank E. Mason, Jr., Personal Representatives of the Estate of Emily L. Stants and Elsie W. Huntman, individually, do hereby grant and convey unto JAMES C. LATHAM and R. JAMES LATHAM, as tenants in common, their respective heirs, personal representatives and assigns, in fee simple, all that lot or parcel of property situate, lying and being in the Town of St. Michaels, Maryland, and described on a Certificate of Survey by J.R. McCrone, Jr., Inc., dated September 27, 1974, as follows:

BEGINNING for the same at an "X" cut in the concrete walk on the Westerly side of Talbot Street, said "X" being at the Southeasterly corner of the herein described land and the Northeasterly corner of the land described in a Deed from Maude E. Hudson to Hudson's Pharmacy, Incorporated, dated April 29, 1964 and recorded in the Land Record Books of Talbot County, Maryland, under Liber 393, folio 597; thence by and with the said Hudson's Pharmacy land the following three courses and distances: (1) South 83° 50' 33" West 92.77 feet to an iron rod; thence (2) South 05° 59' East 14.63 feet to an iron rod; thence (3) South 84° 51' West 119.89 feet to a concrete monument and the Easterly side of Fremont Street; thence (4) by and with the said Fremont Street, North 05° 59' West 31.00 feet to a concrete monument and the land reputed to be owned by Jesse Webb; thence (5) by and with the said Webb land and the land of Alfred H. Chester (Liber 295, folio 138) North 84° 51' East 80.00 feet to a concrete monument; thence (6) continuing by and with the said Chester land, North 05° 59' West 28.00 feet to the land described as "First" in a Deed from Roger R. Ringgold and Emily L. Ringgold to Melvin Lebowitz and Marjorie M. Lebowitz, dated January 3, 1950 and recorded in the Land Record Books of Talbot County, Maryland, under Liber 284, folio 452; thence by and with the said Parcel "First", the following two courses and distances: (7) North 84° 51' East 40.00 feet; thence (8) North 05° 59' West 0.97 feet to the land described as "First" in a Deed from Harry Lebowitz, et al, to Melvin Lebowitz and Marjorie M. Lebowitz, dated January 4, 1962 and recorded in the Land Record Books of Talbot County, Maryland under Liber 375, folio 526; thence (9) by and with the said Parcel "First", North 83° 50' 33" East 92.95 feet to the aforementioned Talbot Street; thence (10) by and with the said Talbot Street, South 05° 37' East 45.33 feet to the place of beginning; containing 9,043 square feet of land, more or less.

BEING the same property, the reversionary and fee simple interest therein having been conveyed unto Emily L. Fairbank (nee Leonard, who later became Emily L. Stants) by William Leonard and Addie Leonard, his wife, by deed dated January 5, 1924 and recorded in Liber No. 197, folio 261, a Land Record Book of Talbot County, Maryland; the said Emily L. Stants having died on October 14, 1977 and by her Last Will and Testament dated May 14, 1977, duly of record in Liber C.K.D. No. 40, folio 14, a Will Record Book for Talbot County, Maryland, devised said premises hereby conveyed (as well as other properties) unto her niece, Elsie W. Huntman, Grantor herein, all subject to the outstanding leasehold estates granted with respect to said properties.

129 N. Washington St. X Easton, Md. 21601 5-12-81
 and mailed to Lynn Leonardt, Esq.

BEING the same property assigned unto James C. Latham and R. James Latham aforesaid by Deed of Assignment from The Latham Company, dated July 24, 1979, and recorded among the Land Records of Talbot County, Maryland in Liber J.T.B. No. 535, folio 698. It is the intent of this Deed to vest and merge the leasehold and reversionary interests in said property in the Grantees so as to vest the full and complete fee simple title to said property in the Grantees, free and clear of any provisions of the original leases recorded, requiring the payment of annual rent.

TO HAVE AND TO HOLD the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said JAMES C. LATHAM and R. JAMES LATHAM, as tenants in common, their respective heirs, personal representatives and assigns, in fee simple, free and clear of the provisions of said leases.

AND the said Elsie W. Huntzman and Frank E. Mason, Jr., Personal Representatives of the Estate of Emily L. Stants and Elsie W. Huntzman, individually, hereby covenant that they will warrant specially the property hereby conveyed, that payment of the aforesaid ground rent is current, that they have paid the required fee to renew the recently expired term of the lease, and that they will execute such further assurances of said land as may be requisite.

AS WITNESS the hands and seals of the said Grantors the day and year first above written.

WITNESS:

Marianne Wegener

Elsie W. Huntzman (SEAL)
Elsie W. Huntzman

Marianne Wegener

Frank E. Mason, Jr. (SEAL)
Frank E. Mason, Jr.

Personal Representatives of the
Estate of Emily L. Stants

Marianne Wegener

Elsie W. Huntzman (SEAL)
Elsie W. Huntzman, Individually

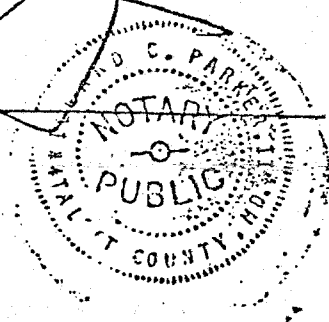
STATE OF MARYLAND, COUNTY OF TALBOT, To Wit:

I HEREBY CERTIFY that on this 24th day of March, 1981, before me the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared ELSIE W. HUNTEMAN, Personal Representative of the Estate of Emily L. Stants, and ELSIE W. HUNTEMAN, Individually, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained and further acknowledged said instrument to be her act.

AS WITNESS my hand and Notarial Seal.

[Signature]
Notary Public

My Commission Expires:
July 1, 1982



DEC 30-74	2613	A	RF	14.00
DEC 30-74	2614	A	RT	110.00
DEC 30-74	2615	A	TT	250.00
DEC 30-74	2615	*		374.00

THIS DEED OF ASSIGNMENT, made this 30th day of December, 1974, by and between MELVIN LEBOWITZ and MARJORIE M. LEBOWITZ, his wife, of Talbot County, State of Maryland, of the first part, Grantors, and EDWARD H. HIGGINS and BARBARA V. HIGGINS, his wife, of Talbot County, State of Maryland, of the second part, Grantees.

WITNESSETH: That in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, receipt of which is hereby acknowledged, the said Melvin Lebowitz and Marjorie M. Lebowitz, his wife, do hereby grant, convey and assign unto Edward H. Higgins and Barbara V. Higgins, his wife, as tenants by the entireties, their personal representatives and assigns, the survivor of them, and the personal representatives and assigns of the survivor, ALL that lot or parcel of leasehold or property situate, lying and being in the Town of St. Michaels, Maryland, and described on a Certificate of Survey by J. R. McCrone, Jr., Inc., dated September 27, 1974, as follows:

BEGINNING for the same at an "X" cut in the Concrete Walk on the Westerly side of Talbot Street, said "X" being at the Southeasterly corner of the herein described land and the Northeasterly corner of the land described in a deed from Maude E. Hudson to Hudson's Pharmacy, Incorporated, dated April 29, 1964 and recorded in the Land Record Books of Talbot County, Maryland, under Liber 393, folio 597; thence by and with the said Hudson's Pharmacy land the following three courses and distances: (1) South 83°50'33" West 92.77 feet to an Iron Rod; thence (2) South 05°59' East 14.63 feet to an Iron Rod; thence (3) South 84°51' West 119.89 feet to a Concrete Monument and the Easterly side of Fremont Street; thence (4) by and with the said Fremont Street, North 05°59' West 31.00 feet to a Concrete Monument and the land reputed to be owned by Jesse Webb; thence (5) by and with the said Webb land and the land of Alfred H. Chester (Liber 295, folio 138) North 84°51' East 80.00 feet to a Concrete Monument; thence (6) continuing by and with the said Chester land, North 05°59' West 28.00 feet to the land described as "First"

HENRY, HAIRSTON & PRICE
ATTORNEYS AT LAW
EASTON, MARYLAND

and mailed to Edward H. Higgins, St. Michaels, Md. 21663 1-24-75

in a deed from Roger R. Ringgold and Emily L. Ringgold to Melvin Lebowitz and Marjorie M. Lebowitz, dated January 3, 1950 and recorded in the Land Record Books of Talbot County, Maryland, under Liber 284, folio 452; thence by and with the said Parcel "First" the following two courses and distances: (7) North 84°51' East 40.00 feet; thence (8) North 05°59' West 0.97 feet to the land described as "First" in a deed from Harry Lebowitz, et al, to Melvin Lebowitz and Marjorie M. Lebowitz, dated January 4, 1962 and recorded in the Land Record Books of Talbot County, Maryland under Liber 375, folio 526; thence (9) by and with the said Parcel "First," North 83°50'33" East 92.95 feet to the aforementioned Talbot Street; thence (10) by and with the said Talbot Street, South 05°37' East 45.33 feet to the Place of Beginning, containing 9,043 Square Feet of Land, more or less;

BEING the land described as "Second" in a deed from Harry Lebowitz, et al, to Melvin Lebowitz and Marjorie M. Lebowitz, dated January 4, 1962 and recorded in the Land Record Books of Talbot County, Maryland, under Liber 375, folio 526 and the land described as "Second" in a deed from Roger R. Ringgold and Emily L. Ringgold to Melvin Lebowitz and Marjorie M. Lebowitz, dated January 3, 1950 and recorded in the Land Record Books of Talbot County, Maryland under Liber 284, folio 452 (and the land described in a deed from Arthur Carr Dennis and Frances A. Dennis to Melvin Lebowitz and Marjorie M. Lebowitz, dated July 21, 1961 and recorded in the Land Record Books of Talbot County, Maryland under Liber 372, folio 399.)

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anyway appertaining.

TO HAVE AND TO HOLD the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto

HENRY, HAIRSTON & PRICE
ATTORNEYS AT LAW
BASTON, MARYLAND

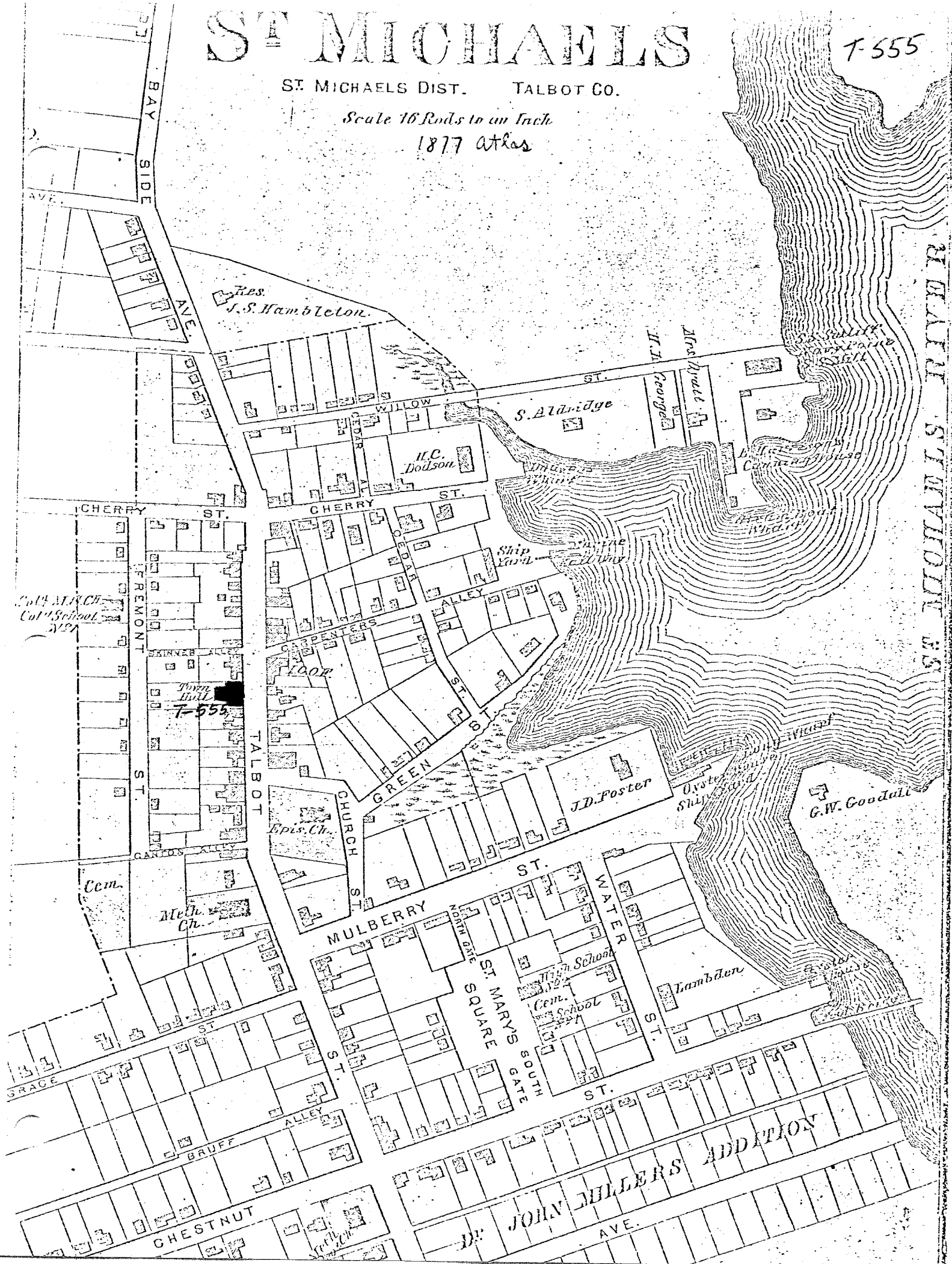
ST MICHAELS

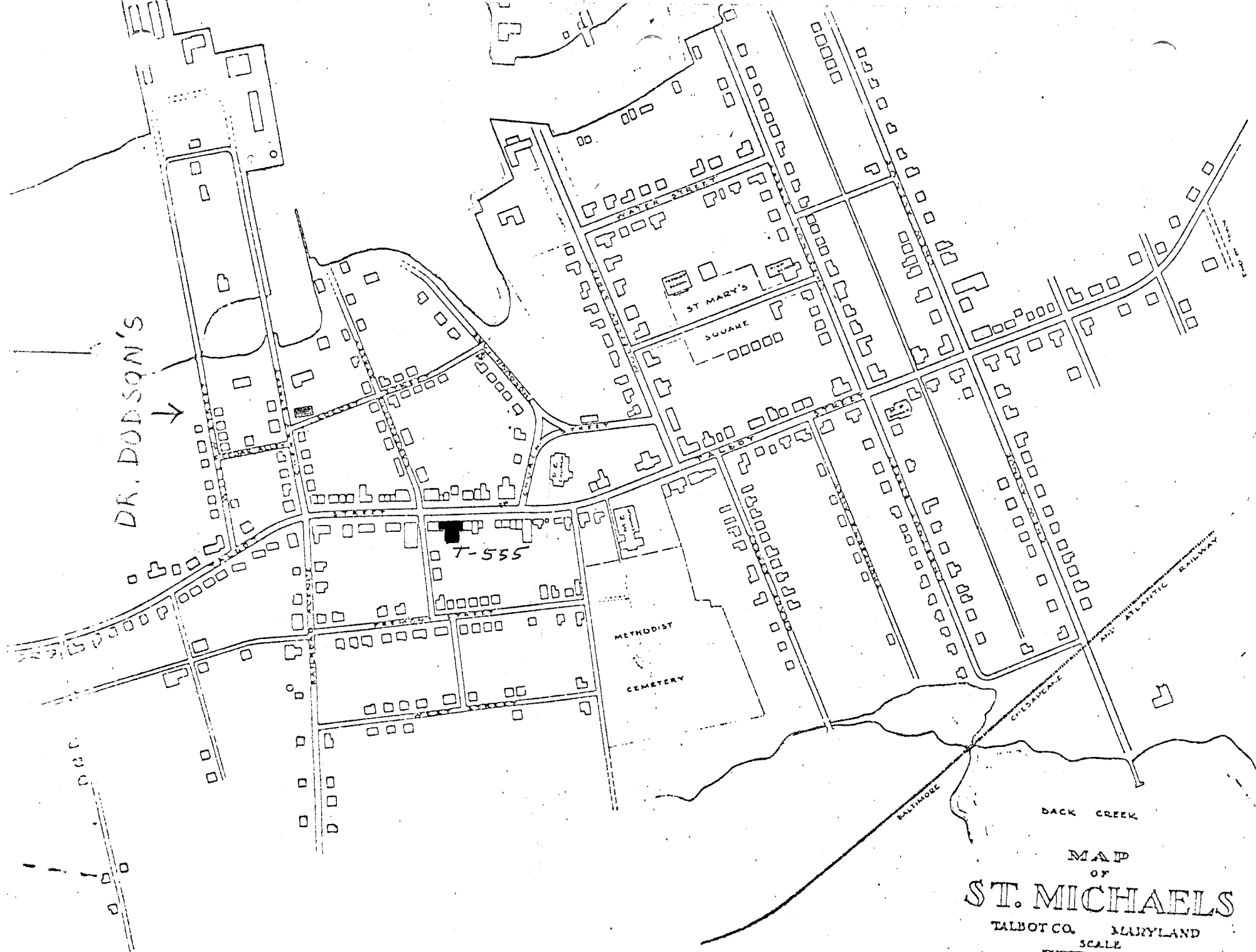
ST. MICHAELS DIST. TALBOT CO.

Scale 16 Rods to an Inch

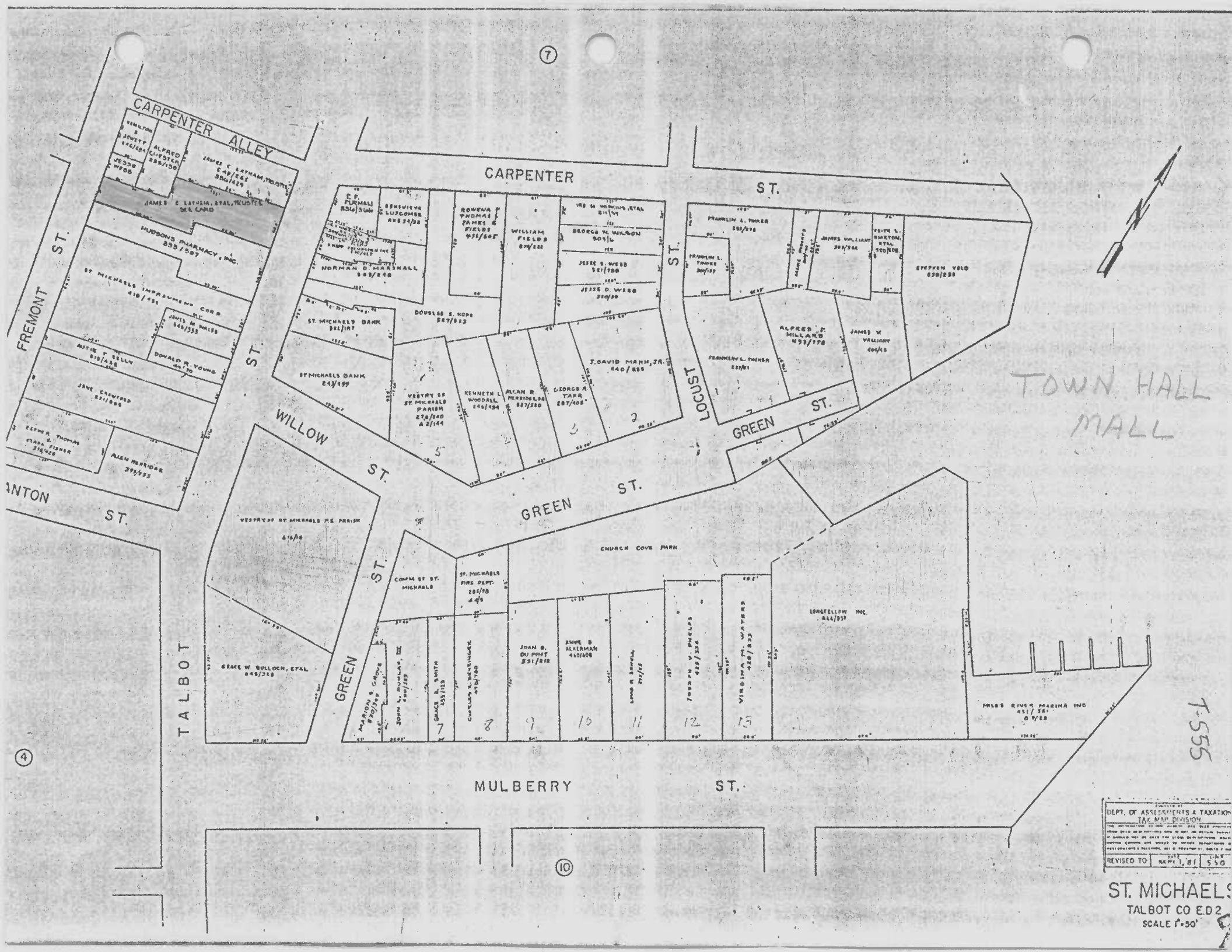
1877 Atlas

T-555





MAP
OF
ST. MICHAELS
TALBOT CO. MARYLAND
SCALE
1 INCH = 1 MILE
JAN. 1, 1925. THOMAS E. NOBBARD

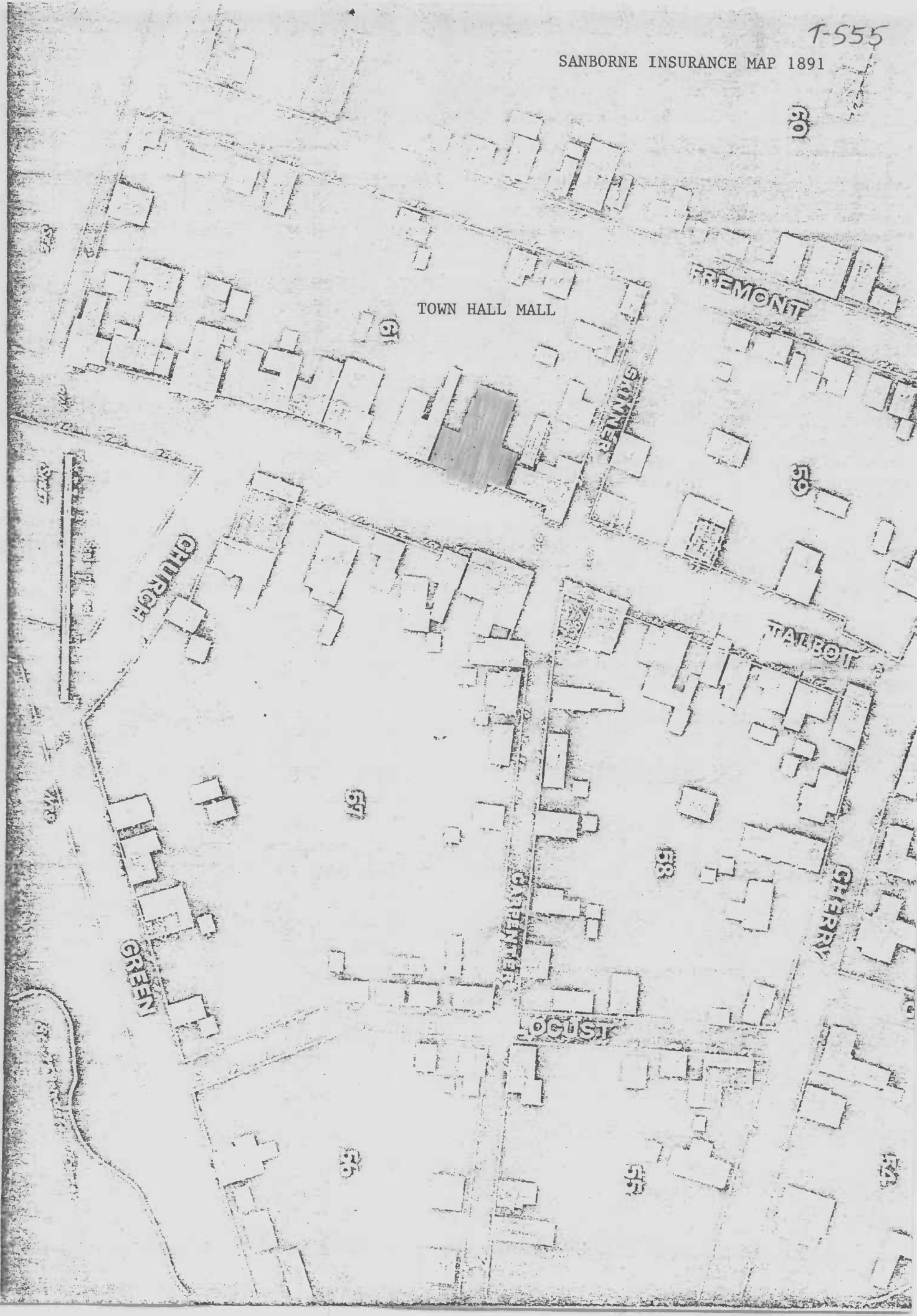


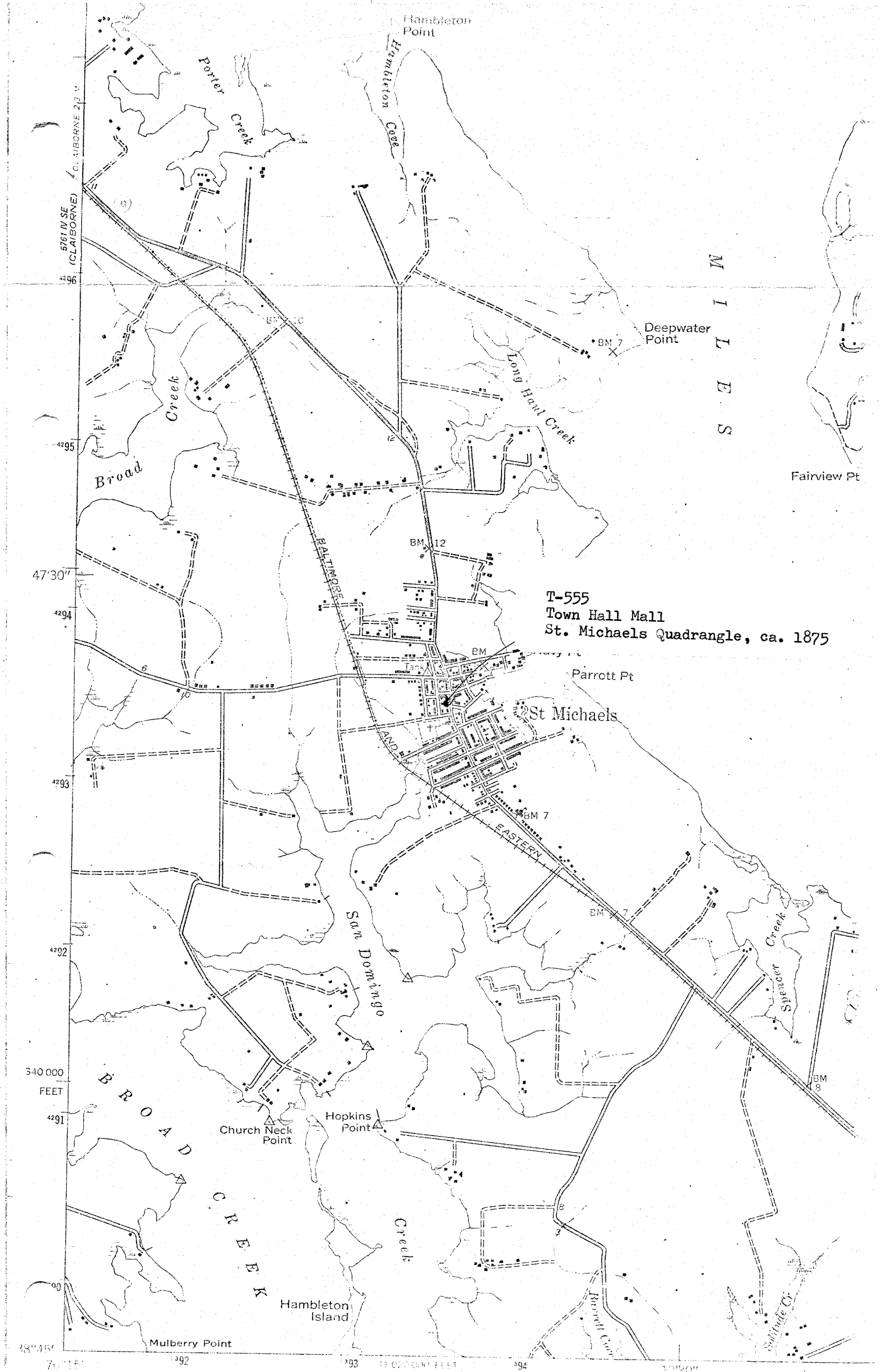
DEPT. OF ASSESSMENTS & TAXATION
TAX MAP DIVISION
REVISED TO DATE 1/81 PAGE 550

ST. MICHAEL'S
TALBOT CO ED2
SCALE 1"=50'

T-555

SANBORNE INSURANCE MAP 1891





T-555
Town Hall Mall
St. Michaels Quadrangle, ca. 1875



TOWN HALL MALL

T-555

St. Michaels, Talbot County, Maryland

Northeast Elevation

4/85, Paul Touart, Photographer

NEG/MD. Historical Trust



TOWN Hall Mall

T-555

St. Michaels, Talbot County, Maryland

Southeast Elevation

4/85, Paul Touart, Photographer

NEG/MD. Historical Trust